

Application Referral Cultural Heritage - Response

From:	Nick Booth Heritage
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	409 - 411 MACQUARIE STREET, SOUTH HOBART
Proposal:	Change of use to multiple dwellings, alterations and decking.
Application No:	PLN-16-815
Assessment Officer:	Caroline Lindus,

Referral Officer comments:

This brick built inter-war property is not heritage Listed but does form part of the South Hobart / Macquarie Street / Cascade Road Heritage Precinct (SH2) as set out in the Hobart Interim Planning Scheme 2015.

This precinct is significant for reasons including:

1. The intact early streetscape elements and buildings that demonstrate it as being an historical commercial, retail and residential route
2. The quality and variety of built forms from a range of periods that make up the homogenous streetscape.
3. The large number of heritage items and contributory buildings.
4. The pivotal role of the street in defining the commercial, retail and many of the social functions of the South Hobart precinct.

The proposal is for minor alterations to an existing single dwelling to sub-divide it into two units. Alterations would include external alterations through the provision of small areas of visual screening to external stairs to the rear and the erection of a 1.8m high paling fence running through the front garden to the pedestrian entrance to the site.

It is noted that the proposed rear alterations would be relatively small and be largely hidden from general view by the massing of the building itself.

With regard to the proposed alterations to the front, although a number of higher boundary fences do exist within the immediate street scene, the existing property and a significant number of developments from the same period have lower front and return boundary fences. In this instance, rising no higher than 1m along the front boundary line. As such, it is considered that the provision of a 1.8m high fence within the front garden area would be out of keeping with the overall character of the area and in particular to that of similar aged properties within the Precinct.

It is therefore considered reasonable to condition the proposal limiting the front dividing fence to be no more than 1m in height to provide continuity with the remainder of the site and the wider Precinct.

As such, it is considered that subject to suitable condition limiting the height of the said

dividing fence, the proposal would have no impact whatsoever upon the overall appearance and significant characteristics of the Heritage Precinct as stated under Clauses E.13.8.1, E13.8.2 P1, P2 and P3.

Nick Booth
Heritage Officer
22 August 2016